

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

February 28, 2006

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, February 1, 2006, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **February 28, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
February 1, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
February 28, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member of public.

PH#14-06-3 Thomas & Ethel McEaddy 2 #15-06-Z
 Steven J. Richey, P.A.

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to AR (Agriculture Residential) for creation of two (2) residential lots. (5.17 +/-acres) - Urban Expansion Future Land Use Designation

PH#19-06-2 Charles E. Frommeyer 3 #16-06-Z

APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) to R-1 (Rural Residential). (2.40 +/-acres) - Urban Expansion Future Land Use Designation

PH#29-06-2 School Board of Lake County 9 #23-06-CFD
 Greg Beliveau, AICP, LPG Urban & Regional Planners

APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to CFD (Community Facility District) for construction of a public school. (37.5 +/-acres) - Urban Future Land Use Designation

PH#10-06-3 St Johns River Water Mgmt District 12 #7-06-CFD
 Gene Caputo

APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to bring the property into compliance for the continued use and operation of the District's restoration of Lake Apopka. (42 +/-acres) - Rural Future Land Use Designation

PH#15-06-5 Peter Fleck, Fleck Holdings 3 LLC 13 #28-06-Z
 Mark Maciel

APPLICANT'S REQUEST: A request to rezone from RMRP (Mobile Home Rental Park) to R-3 (Medium Residential) for residential development. (26.6 +/-acres) – Urban Expansion and Urban Future Land Use designations.

REGULAR AGENDA – OPEN FOR DISCUSSION

PH#93-05-2	Nola Land Company Inc. Sean Froelich, VP, Park Square Enterprises	1	#110-05-PUD
PH#20-06-2	Cole Whitaker Greg Beliveau / Steven J. Richey	4	#17-06-PUD
PH#17-06-1	Robert LeFrancois Fred Hamilton	5	#19-06-Z
PH#8-06-4	Roger & Barbara Howard Roberto Boselli	6	#6-06-PUD
PH#27-06-3	Ron & Debra Chapman, Trust Bruce Duncan	7	#20-06-Z
PH#28-06-5	Louis Meucci / Mark & Susan Daigneau Greg Beliveau, AICP, LPG Urban & Regional Planners	8	#21-06-PUD
PH#24-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	10	#26-06-Z
PH#25-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	11	#27-06-Z
PH#22-06-5	Robert & Mary Granger	14	#29-06-Z

TRACKING NO.: #110-05-PUD

CASE NO: PH#93-05-2

AGENDA NO: #1

OWNER: Nola Land Co / Jahna Mine PUD

APPLICANT: Sean Forelich, Park Square Enterprises

GENERAL LOCATION: Clermont area – Property lying N of Johns Lake Road, E of Hancock Rd, S and W of Hartle Road, S of SR 50 and Emil Jahna Rd and Magnolia Bay and John's Lake Estates subdivisions. (27/34/35-22-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for the construction of an age-restricted residential community.

SIZE OF PARCEL: 554.88 +/- acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: Approved (7-0) for 894 single-family dwelling units and townhouses; all lots shall have a net acreage of one acre with the overall density of the project remaining the same in the rural area contiguous to Magnolia Bay and Island, east of the potential Hartle Road extension; the project would be age-restricted.

TRACKING NO.: #15-06-Z

CASE NO: PH#14-06-3

AGENDA NO: #2

OWNER: Thomas & Ethel McEaddy

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property lying N of CR 48, S of Lakeshore Drive and W of Bloomfield Avenue. (16-20-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to AR (Agriculture Residential) for creation of two (2) residential lots.

SIZE OF PARCEL: 5.17 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0) to AR

TRACKING NO.: ##16-06-Z

CASE NO: PH#19-06-2

AGENDA NO: # 3

OWNER: Charles E. Frommeyer

GENERAL LOCATION: Minneola area – Property lying SE'ly of the Jim Hunt Road and Turkey Farm Road and N of SR 50. (16-22-26)

APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) to R-1 (Rural Residential).

SIZE OF PARCEL: 2.40 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0) to R-1

TRACKING NO.: #17-06-PUD

CASE NO: PH#20-06-2

AGENDA NO: #4

OWNER: Cole Whitaker

REPRESENTATIVE: Steven J. Richey, P.A.

APPLICANT(S): Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Groveland area – Property lying W'ly of the intersections of SR 19 and S. O'Brien Road. (28-21-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed residential development consisting of single-family and multi-family units.

SIZE OF PARCEL: 79.9 +/- acres

FUTURE LAND USE: Urban / Rural

ZONING BOARD RECOMMENDATION: Approval (6-0) with the conditions to include a de facto concurrency that if, and only if, there are available student stations at elementary school, middle school, and high school levels for this proposed development, building permits could be issued for residential units.

TRACKING NO.: #19-06-Z

CASE NO: PH#17-06-1

AGENDA NO: #5

OWNER: Robert LeFrancois

APPLICANT: Fred Hamilton

GENERAL LOCATION: Fruitland Park area – Property lying at the SE cor of the intersections of Lake Ella Rd and Rolling Acres Rd. (32-18-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 73.05 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING COMMISSION RECOMMENDATION: Denial (4-3) to R-3

TRACKING NO.: #6-06-PUD

CASE NO: PH#8-06-4

AGENDA NO: #6

OWNERS: Robert & Barbara Howard

APPLICANT: Roberto Boselli

GENERAL LOCATION: Lady Lake area – Property lying E of Gray's Airport Road and S of Lake Griffin Road. (14-18-24)

APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) PUD (Planned Unit Development) for construction of a residential development.

SIZE OF PARCEL: 10.00 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING COMMISSION RECOMMENDATION: Denial (7-0) to PUD

TRACKING NO.: #20-06-Z

CASE NO: PH#27-06-3

AGENDA NO: #7

OWNERS: Ron & Debra Chapman, Trust

APPLICANT: Bruce Duncan, PA

GENERAL LOCATION: Tavares / Mt Dora area – Property lying N of CR 452 and to the E of Sunset Drive.
(35-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for construction of townhouse/residential units.

SIZE OF PARCEL: 4.6 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING COMMISSION RECOMMENDATION: Denial (6-0) to R-3

TRACKING NO.: #21-06-PUD

CASE NO: PH#28-06-5

AGENDA NO: #8

OWNERS: Louis Meucci / Mark & Susan Daigneau

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Lady Lake area – Property lying S of CR 466 and W of Rolling Acres Rd. (19-18-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) for construction of an age-restricted (55 +) residential development.

SIZE OF PARCEL: 106.58 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to PUD at a density rate of 4 du/acre

TRACKING NO.: #23-06-CFD

CASE NO: PH#29-06-2

AGENDA NO: #9

OWNER: School Board of Lake County

APPLICANT: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Clermont area – From the intersection of SR 50 and Hancock Road, S along Hancock Rd to intersect Hook Street, W along Hook Street to property lying S of Hook Street and W of Excalibur Road and N of Steve's Rd. (28-22-26)

APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to CFD (Community Facility District) for construction of a public school.

SIZE OF PARCEL: 37.5 +/- acres

FUTURE LAND USE: Urban

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to CFD

TRACKING NO.: #26-06-Z

CASE NO: PH#24-06-3

AGENDA NO: #10

OWNER(S): Jim Lyden & Don Nicholson

REPRESENTATIVE: Craig Kosuta & Associates

GENERAL LOCATION: Howey-in-the-Hills area – Property lying E'ly of US 27/SR 25, just N of Bridges Road and approximately 3/4 miles E of the Turnpike. (1-21-24 / 6-21-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses within the C-2 zoning district.

SIZE OF PARCEL: 10.5 +/- acres

FUTURE LAND USE: Suburban

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to C-2

TRACKING NO.: #27-06-Z

CASE NO: PH#25-06-3

AGENDA NO: #11

OWNER: Jim Lyden & Don Nicholson

GENERAL LOCATION: Howey-in-the-Hills area: Property lying SE'ly of the intersection of US 27/SR 25 and Dewey Robbins Rd. (1-21-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those use permitted in the C-2 zoning district.

SIZE OF PARCEL: 29.91 +/-acres

FUTURE LAND USE: Rural / Employment Center

ZONING COMMISSION RECOMMENDATION: Approval (4-2) to C-2

TRACKING NO.: #7-06-CFD

CASE NO: PH#10-06-3

AGENDA NO: #12

OWNER: St Johns River Water Management District

APPLICANT: Gene Caputo

GENERAL LOCATION: Lake Jem area – Property lying at the NW corner of the intersections of CR 448A and Keen Ranch Road. (25-20-26)

APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to bring the property into compliance for the continued use and operation of the District's restoration of Lake Apopka.

SIZE OF PARCEL: 42 +/- acres

FUTURE LAND USE: Rural

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to CFD

TRACKING NO.: #28-06-Z

CASE NO: PH#15-06-5

AGENDA NO: #13

OWNER: Peter Fleck, Fleck Holdings 3, LLC

REPRESENTATIVE: Mark Maciel

GENERAL LOCATION: Eustis area – Property lying N of Shangri-La-Mobile Home Park and N, W'ly and E'ly of Harbor Shores Road. (6-19-26)

APPLICANT'S REQUEST: A request to rezone from RMRP (Mobile Home Rental Park) to R-3 (Medium Residential) for residential development.

SIZE OF PARCEL: 26.6 +/-acres

FUTURE LAND USE: Urban Expansion and Urban

ZONING COMMISSION RECOMMENDATION: Approval (6-0) to R-3

TRACKING NO.: #29-06-Z

CASE NO: PH#22-06-5

AGENDA NO: #14

OWNER: Robert & Mary Granger

GENERAL LOCATION: Lake Yale area - Property lying W'ly of the end of Sugarsand Road, S'ly and E'ly of Sandy Lane and S of CR 452. (31-18-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-2 (Estate Residential) for creation of a ten (10)-lot subdivision.

SIZE OF PARCEL: 6.4 +/- acres

FUTURE LAND USE: Urban Expansion and Suburban

ZONING COMMISSION RECOMMENDATION: Approval (5-1) to R-2